Re-Mall
MIXED USE VILLAGE
Transforming Santa Fe’s Shopping Malls
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Malls around the country continue to be impacted by new competitive retail environments and increased on-line shopping. A number of well-known department store chains are closing their mall locations all over the country. However, opportunities exist to transform these primarily auto-oriented environments into walkable mixed use communities.

Many of these malls are centrally located at major intersections close to transit and have an over-abundance of parking. Potential changes include the addition of housing, offices and outdoor areas into a mixed use environment.

Santa Fe has three locations that could transition into mixed use environments:

- Santa Fe Place
- Premium Outlets
- De Vargas

Ideas presented here are not meant to limit retail establishments but to enhance and improve the malls by adding some great new features including much needed housing opportunities. Concepts shown will require flexibility from the city and its development regulations as well as the owner/developer with the re-thinking of their property.

This study looks at how these malls can be converted into a variety of uses and become a type of “infill development” that would include housing as a major element. This type of mall conversion and activity is happening throughout the United States and has proven to be a successful re-development opportunity... We have that opportunity here in Santa Fe.
**Los Arboles Plaza**
(Santa Fe Place)

**Concept** Housing is added to the northeast portion of the site, as well as uncovered walkways through the village area.

**Apartments** (35% of development)
- Approximately 150,000 sq. ft.
- Two story: 400 units

**Office** (25% of development)
- Approximately 115,000 sq. ft.

**Retail** (40% of development)
- Approximately 200,000 sq. ft.
- Large public plazas with seating, a play area and large shade trees
- Residential uses are separated from commercial by wide open air walkways
- Ample parking and bus systems are in close proximity

**Lodging** (existing)

**Auto Repair** (existing)

**Bank** (existing)

**Park** (existing)

**Restaurant** (existing)
Las Ramblas
(Santa Fe Place)

Concept: Housing is added to the northeast and southeast portion of the village. Uncovered walkways act as main streets through the village.

Apartments (50% of development)
- Approximately 225,000 sq. ft.
- Two story: 600 units

Office (15% of development)
- Approximately 60,000 sq. ft.

Retail (35% of development)
- Approximately 150,000 sq. ft.
- Large public plaza with seating and a play area and large shade trees.
- Residential uses are separated from commercial by wide open air walkways.
- Ample parking and bus systems are in close proximity.

Lodging (existing)
Auto Repair (existing)
Bank (existing)
Park (existing)
Restaurant (existing)

Re-Mall
Mixed Use Village
Los Calles Bonitas
(Santa Fe Place)

Concept Housing is added to the northeast portion of the site, as roadways are brought through the village, with on-street parking and roundabouts.

Apartments (50% of development)
- Approximately 225,000 sq. ft.
- Two story: 600 units

Office (25% of development)
- Approximately 110,000 square feet.

Retail (25% of development)
- Approximately 110,000 square feet.
- Ample parking and bus / transportation systems are in close proximity.
- Street system thru development with on-street parking.

Lodging (existing)

Auto Repair (existing)

Bank (existing)

Park (existing)

Restaurant (existing)
Transforming
Fashion Outlet Mall
**Calle de los Flores**  
(Fashion Outlet)

**Concept**  Housing is added near the entrance to the village off Beckner, with additional housing enclosing the eastern boundary of the property. Housing is also added at the southeast corner.

**Apartments**
- Two story: 338 units (750 sq. ft. each)
- Parking adjacent to each building

**Condominiums**
- One story: 78 condominiums (825 sq. ft. each)
- Two stories: 156 condominiums (825 sq. ft. each)
- Parking adjacent to each building

**Office**
- Approximately 7,000 sq. ft. total

**Retail**
- Approximately 117,000 sq. ft. total

**Lodging (existing)**
Vista de las Montanas
(Fashion Outlet)

Concept: Housing is added to the east side of the village, while most of the housing is added to the southwest corner. The south end of the village is devoted to offices, while a central parklet with a gazebo is added to the center of the village.

Apartments
- Two story: 204 units (total)
- Parking adjacent to the building

Condominiums
- One story: 27 (750 sq. ft. each)
- Two story 54

Retail
- Approximately 38,000 sq. ft. total

Office
- Approximately 76,000 sq. ft. total

Lodging (existing)
Concept: Housing is added in smaller blocks of units in the village with a park & gazebo added to the central and northeast corner of the village. Restaurants are also added to the village.

Apartments
- Approximately 90,000 sq. ft. one floor
- One story: approximately 114 units
- Two stories: approximately 280 units
- Parking adjacent to the building and parking garage.

Retail
- Approximately 75,000 sq. ft. total

Restaurant
- Approximately 20,000 sq. ft. total

Lodging (existing)
Transforming
De Vargas Mall
Concept: Housing is added to the west side of the village next to Sabino Street and the Fiesta Street neighborhood. A park is located next to the new housing.

Apartments
- Two story: 188 units
- Parking adjacent to the building

Condominiums
- One story: 28 units (750 sq. ft. each)
- Two stories: 56 units

Retail
- Approximately 200,000 sq. ft. total

Bank (existing)
Restaurant (existing)
Office (existing)
Re-Mall
MIXED USE VILLAGE

Rio de Suenos
(De Vargas Mall)

Concept: More housing is added to the west side of the village as some of the existing retail space is re-purposed for housing. A courtyard-style park is added next to the housing.

Apartments
- Two story: 280 units
- Parking adjacent to the building

Condominiums
- One story: 14 units (750 sq. ft. each)
- Two story: 28 units

Retail
- Approximately 187,000 sq. ft. total

Bank  (existing)
Restaurant (existing)
Office  (existing)
**Tierra de Paz**  
*(De Vargas Mall)*

**Concept**  Housing is added by purposing much of the existing western mid-section retail area.

**Apartments**
- Two story: 350 units
- Three story: 500 units
- Parking adjacent to the building

**Condominiums**
- One story: 17 units (800 sq. ft. each)
- Two story: 24 units

**Retail**
- Approximately 176,000 sq. ft. total

**Bank** *(existing)*
**Restaurant** *(existing)*
**Office** *(existing)*